

for sale

£200,000



Hinton Crescent Hereford HR2 6AD

A three bedroom end-terrace home is being sold with NO ONWARD CHAIN and is Situated to the south of Hereford City in a well established location. There are a range of amenities including a Co-Op and Tesco Express as well as fish and chip shop and Premier Convenience Store. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations. The home itself briefly comprises: off road parking, entrance hall, lounge, kitchen, downstairs bathroom, first floor landing, three bedrooms and a good size garden to the rear.

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Approach

A drop curb giving access to the driveway which leads up the side of the home with a lawn area to the side which is mainly laid to lawn. There is fencing to the borders and a side gate giving access to the rear garden and the door to the front leads to:

Entrance Hall

Door to front, stairs leading to the first floor landing, central heating radiator, under stairs storage, ceiling light point and doors leading to:

Lounge

13' 7" Max x 9' 10" (4.14m Max x 3.00m)

Double glazed window to front elevation, electric fire with a featured surround, central heating radiator and ceiling light point.

Kitchen

10' 2" x 8' 6" (3.10m x 2.59m)

A fitted kitchen with wooden wall and base units and roll top work surfaces over, one bowl sink and drainer with splash back tiling to walls, space for cooker, space for fridge freezer, space for tumble dryer, plumbing for washing machine, central heating boiler, central heating radiator, double glazed window to rear elevation, ceiling light point, door to side giving access to the rear garden and further door leading to:

Downstairs Bathroom

A white suite briefly comprising: bath with mixer taps and shower head over, wash hand basin, low level W.C, part tiling to walls, extra fan, ceiling light point and double glazed obscure window to rear elevation



First Floor Landing

Double glazed window to side elevation, loft access, ceiling light point and doors leading to:

Bedroom One

16' 6" Max x 10' 7" (5.03m Max x 3.23m)

Two double glazed windows to front elevation, built in wardrobes, central heating radiator and ceiling light point.

Bedroom Two

11' 11" Max x 8' 3" (3.63m Max x 2.51m)

Double glazed window to rear elevation, built in wardrobe, central heating radiator and ceiling light point.

Bedroom Three

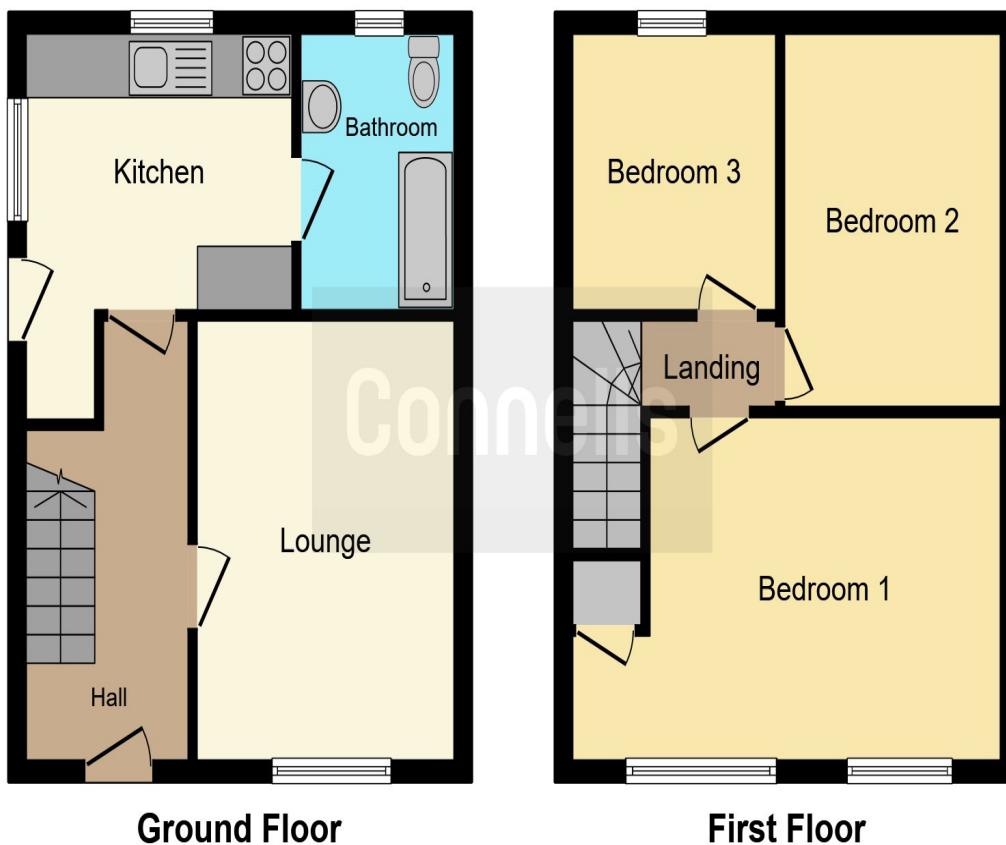
8' x 8' 6" (2.44m x 2.59m)

Double glazed window to rear elevation, central heating radiator and ceiling light point.

Rear Garden

A good size garden to the rear which has a patio area with a good size lawn with a pathway to the side leading to the decking area. There is mature shrubs and fencing to the borders and a side gate giving access back to the front of the home.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: HER315849 - 0002

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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